

**HENDERSON
CONNELLAN**

ESTATE AGENTS





Plot 1,
Sterling Court,
Loddington



“Rural Seclusion”

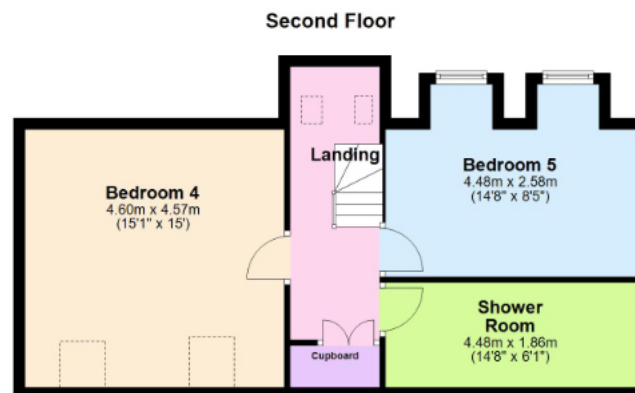
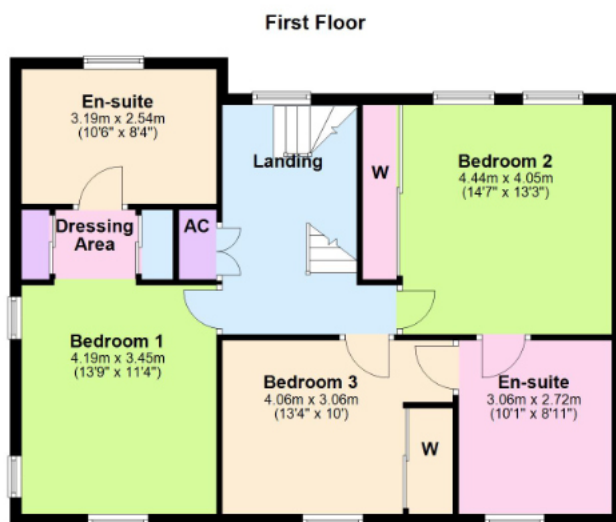
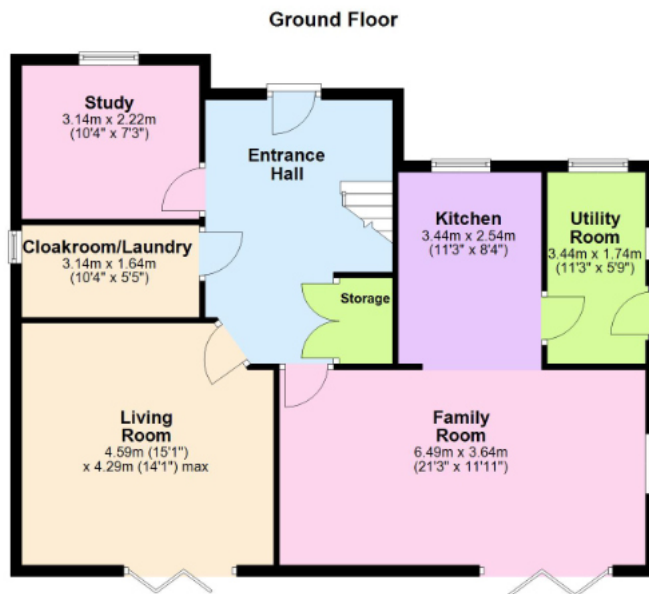
An exclusive gated development of four substantial stone detached residences built to an exacting standard by AP Lewis and Sons, discreetly positioned in the heart of Loddington. Idyllic walks are moments away across open fields and Loddington Wetlands, there is a thriving cricket club, primary school and the picturesque Church provides an impressive back drop, St Pancras International can be accessed in under an hour with the mainline railway a short drive away. An Air Source heat pump provides efficient living coupled with double glazed windows and a security alarm system. State of the art designer kitchen and bathrooms by Bells of Northampton are included as standard. Plot 1 is the first release, accommodation includes an entrance hall with Oak interior doors leading to a cloakroom/laundry, designer kitchen/dining/family room with quality appliances, Quartz worksurfaces and Bi-fold doors to the garden. There is a utility room, living room enjoying the warmth of a wood burner and a versatile study/snug. Upstairs five double bedrooms arranged over two floors, the master with dressing room and ensuite, three to the first floor with ensuite and two to the second floor with shower room. Outside there is a private cobbled driveway for two/four cars, double garaging with electric remote controlled sectional door and lovely gardens with natural stone patio and lawns. Completion is anticipated Summer 2025

Property Highlights

- Built to an exacting standard by A P Lewis and Sons Ltd
- Gated development accessed via remote controlled electric gates
- Stone Construction
- Energy efficient air source heating system with underfloor heating to ground floor, radiators to 1st and 2nd floors with solar panels and battery options.
- Quality UPVC double glazing
- Security alarm system
- 10 Years guarantee
- Oak Interior doors
- Sumptuous bathrooms and walk in wet room showers by Bells of Northampton
- Uber operates from the village meaning you can visit the great local pubs and restaurants with ease especially until the pub re opens

Sterling Court by A P Lewis is an exclusive development of just four homes accessed from Main Street. Each home will feature a private blocked paved driveway for two/four cars leading to double garaging with electric remote controlled sectional door complete with power and light. The fore gardens will be planted. The rear garden features a natural stone patio, lawned area with laurel hedging and close board timber fencing to enclose the garden.





*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.